



12

Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
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MEETING DATE: SEPTEMBER 11, 2014

SUBJECT: DR14-25, POPEYES LOUISIANA KITCHEN

STRATEGIC INITIATIVE: Economic Development

Allow for the construction of a new drive-through restaurant within an existing shopping center.

REQUEST

DR14-25, Popeyes Louisiana Kitchen: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.98 acres located at the southeast corner of Market Street and Pecos Roads zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to approve the Findings of Fact and approve DR14-25, Popeyes Louisiana Kitchen: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials located at the southeast corner of Market Street and Pecos Roads zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Arc One Associates
Name: Joshua Oehler
Address: 1140 E. Ivanhoe
Phoenix, AZ 85004

Company: Z&H Foods, Inc.
Name: Jeffery Bennett
Address: 3100 Main Street
Dallas, TX 75226

Phone: (602) 696-6500
Email: josh@arconeassociates.com

Phone: (214) 740-1510

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
March 15, 2005	Town Council approved an amendment (Z04-41) to the Spectrum at Val Vista PAD for the Main Street Commons development (Ordinance No. 1641).
March 24, 2005	Design Review Board approved the site plan, landscape, grading and drainage, elevations, lighting and conceptual sign package for DR04-127, Main Street Commons Parcels 13 and 29 of the Spectrum PAD.
August 19, 2010	Town Council approved Z10-06 amending the Main Street Commons Development Plan, Water Plan and adding a Landscape Plan for Parcel 9.
October 14, 2010	Design review approved the DR10-16 Winco Shopping Center per Main Street Commons Design Guidelines and approved Ordinance Nos. 1641 and 2298 exhibits.
August 14, 2014	Design Review Study Session

Overview

The Spectrum at Val Vista Planned Area Development (PAD) is 1,158 acres that straddle the Santan Freeway. Main Street Commons was approved on Spectrum Parcels 13 and 29 at the southeast corner of Val Vista and Pecos Roads, as a 92 acre vibrant urban, outdoor, pedestrian, mixed-use lifestyle center at the heart of the Spectrum PAD. Parcels 13 and 29 were further divided into 9 new parcels as part of the Main Street Commons. The 40 acre center of the PAD, Parcels 1-7, is now known as Val Vista Square. The Design Guidelines recently approved for Val Vista Square do not encompass Parcel 9. However, the new Design Guidelines are consistent with the original Main Street Commons Design, under which Parcel 9 falls. The architectural style is urban contemporary with angled lines, metal outriggers and warm desert tones. The Winco Shopping Center was constructed on Parcel 9 and meets the architectural requirements. This project site is a pad within the approved Master Site Plan, DR10-16.

Surrounding Land Use & Zoning Designations:

Direction	Existing Land Use Classification	Existing Zoning
North	Regional Commercial	Regional Commercial with a PAD Overlay
South	Utility/Transportation Corridor	Santan Freeway
East	Regional Commercial and Utility/Transportation Corridor	Santan Freeway Public Facility and Regional Commercial with a PAD Overlay
West	Regional Commercial then General Commercial	Regional Commercial with a PAD Overlay
On Site Parcel 9	Regional Commercial	Regional Commercial with a PAD Overlay

Project Data Table

Building GSF	Winco - P-1: 94,000 sq ft In-line Shops - P-2: 8,400 sq ft Popeyes - P-3: 5,500 sq ft Corner pad - P-4: 5,000 sq ft
Height	50' 9" to peak of P-1
Parcel 9 Building Setback	
Arterial	20'
Side	10'
Rear	10'
Popeye P-3	
Arterial	0' Internal pad within approved site plan
Side	0' Internal pad within approved site plan
Rear	0' Internal pad within approved site plan
Parcel 9 Landscape Setback	
Arterial	20'
Side	10'
Rear	10'
Popeye P-3	
Arterial	0' Internal pad within approved site plan
Side	0' Internal pad within approved site plan
Rear	0' Internal pad within approved site plan
Parcel 9 Total Parking	517 provided

DISCUSSION**Site**

The Popeyes site plan is consistent with the approved Parcel 9 Master Site Plan. However, this drive through pad relies on the in-line shop development to provide improved connectivity to the existing Winco parking lot and signalized access points. The in-line shops, P-2, are in construction document review.

Study Session: There were no site plan comments during Study Session.

Landscape

The Popeyes landscape plan is consistent with the Parcel 9 approve landscape plan for the area surrounding the P-3 pad.

Study Session: Staff commented that outdoor seating with decorative hardscape and shade control should be provided on the north side of the building. The applicant added outdoor amenity area with seating. Staff also commented that foundation planting would be required around the building on all four sides. The applicant added foundation planting. Lastly, staff commented that the parking island will be required to have a groundcover beneath the trees. A more detailed landscape plan will be required. The applicant provided a more detailed landscape plan for the pad improvements.

Grading and Drainage

The entire site is graded to flow to underground tanks or to the shared drainage basin to the southwest of the site. The proposed grading and drainage plan for the site meets the development requirements for the Town of Gilbert's Engineering division.

Elevations, Floor Plan, Colors and Materials

The elevations for the approved Winco store and in-line shops were approved based on the Main Street Commons color palette.

Study Session:

Board members recommended the stone height be lowered and that the roof access ladder and rain gutters should be internalized. The applicant revised the stone massing and height, and internalized the roof access and downspouts.

Board members also noted that the rear elevation shown was unfinished and that the shutters were oversized and out of scale. The applicant has agreed to finish the rear parapet walls and has revised the elevations, resized the shutters and moved them down on the wall mass.

The Board directed staff to stay consistent with the Main Street Commons color palette. The applicant has agreed to maintain the approved Main Street Commons color palette.

Lighting

The lighting approved for the Winco shopping center is modern with geometric shapes. All site lighting will be required to comply with Town codes.

Study Session: Staff asked the Board if the Gooseneck lighting style shown on the Popeyes elevation was acceptable within the contemporary Main Street Commons/ Val Vista Square vernacular. The Board responded that the lighting should be consistent with the Approved Main Street Commons lighting style. The applicant has agreed to remove the gooseneck lights and internalize the sign lighting.

Signage

Main Street Commons Parcel 9 is part of the Main Street Commons/Val Vista Square Master Sign Program. Signs must be approved by Planning through a minor administrative process prior to permitting.

PUBLIC NOTIFICATION AND INPUT

No Notice of Public Hearing is required for pads less than 5 acres within approved commercial site plans.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR14-25, Popeyes Louisiana Kitchen: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials located at the southeast corner of Market Street and Pecos Roads zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the September 11, 2014 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Proposed signage complying with the Main Street Commons/Val Vista Square Master Sign Program shall be approved administratively by Planning Staff prior to submitting for sign permits.

Respectfully submitted,



Amy Temes
Senior Planner

Attachments and Enclosures:

1. Finding of Fact
2. Vicinity Map
3. Aerial Photo
4. Site Plan
5. Landscape
6. Grading and Drainage
7. Elevations
8. Floor Plans
9. Colors and Materials
10. Lighting

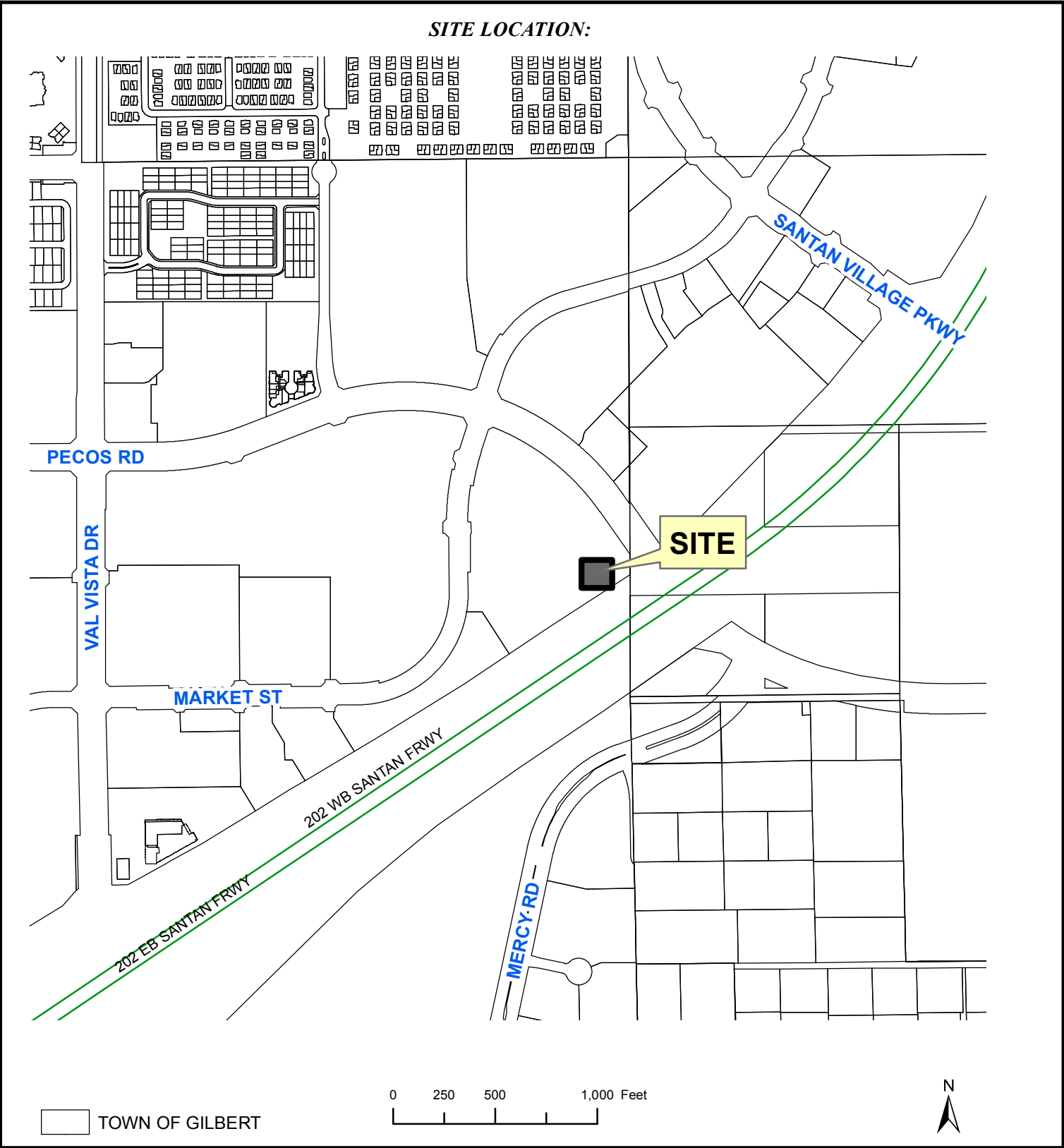
**DR14-25: Popeyes Louisiana Kitchen
Exhibit 1 - Findings of Fact**

**FINDINGS OF FACT
DR14-25 Popeyes Louisiana Kitchen**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

DR14-25

Vicinity Map



**DR14-25: Popeyes Louisiana Kitchen
Exhibit 3 - Aerial Photo**



17

DEVELOPMENT NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

2. THIS PROJECT IS LOCATED IN THE CITY OF SCOTTSDALE WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

4. STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESS WAYS, WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESS WAYS RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

7. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE SCOTTSDALE CONSTRUCTION CODE PRIOR TO USE.

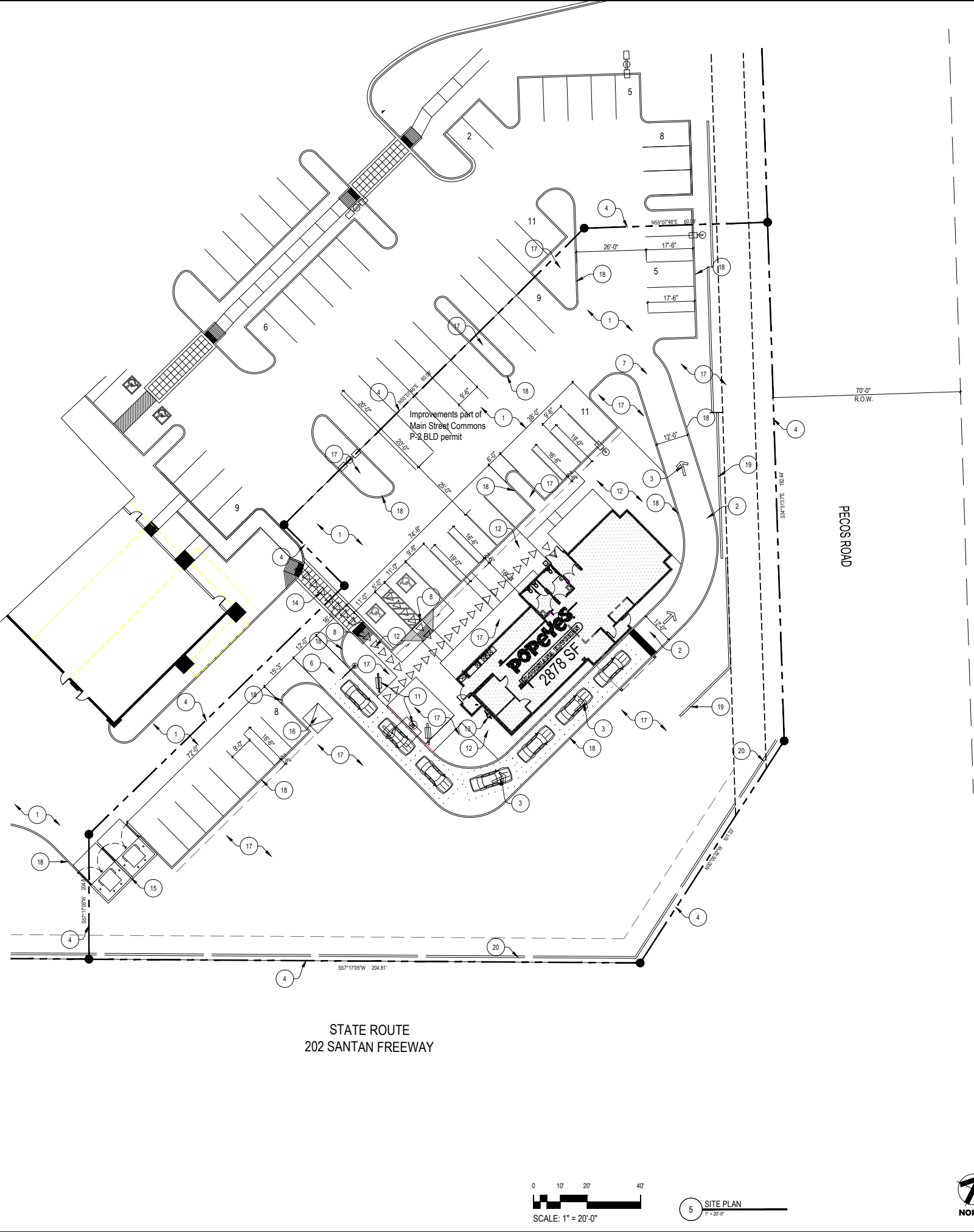
8. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.

9. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

10. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

11. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

12. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.



DR14-25: Popeyes Louisiana Kitchen
Exhibit 4 - Site Plan

1. All utility ground.

2. All trash enclosure. S required in it wall at least

3. All outdoor by a 8' solid masonry wall. Industrial storage screen walls shall be finished white and exposed to public view from streets or adjacent non-industrial uses.

4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:

a. Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;

b. Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;

c. An alternative screening method approved by the Planning Department prior to issuance of any permits.

5. The location of all electrical utility equipment shall be identified on the construction plans.

6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:

a. The parapet wall of the building shall equal or exceed the height of the mechanical units, or;

b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.

7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.

9. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.

10. Pneumatic tubes, whether metal or plastic, shall be either:

a. Enclosed in pilasters, columns or other architectural features of the canopy or building, or;

b. Routed under ground.

11. All backflow prevention devices larger than 2" shall be screened with landscape located within a 6' radius of the device. All backflow preventers 2" or smaller shall be placed in a locked wire mesh cage painted to match the primary building color.

12. All freestanding light poles shall:

a. Be located within landscaped areas or planter islands.

b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30" from adjacent grade.

c. Be located to avoid conflict with trees.

13. Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.

14. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.

15. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.

16. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.

17. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides **using** the same materials and colors, and a design to complement that of the main building.

18. All exterior metal shall be finished or painted to match the approved project colors.

19. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

4

SITE NOTES
N.T.S.

1

AREA ASPHALT PAVING OVER 4" ABC - SLOPE @ 1% FROM HIGH TO EXISTING PAVING LINE

2

AREA ASPHALT PAVING IN DRIVE-THRU

3

PAINTED DIRECTION ARROWS - WHITE

4

PROPERTY LINE

5

ADA PARKING SPACES

6

ENTRY DRIVE THRU

7

EXIT DRIVE THRU

8

ADA ACCESSIBLE RAMP - 6" MAX. RISE - NO HANDRAIL REQUIRED

9

ACCESS 20'x10' VIEW TRIANGLES

10

ACCESS 25'x25' VIEW TRIANGLES - PER CITY

11

DRIVE THRU SIGNAGE

12

CONCRETE SIDEWALK

13

GAS METER LOCATION

14

ADA ACCESSIBLE ROUTE - ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50. (ADAAG 4.3.7) <Δ<Δ<Δ<Δ

15

TRASH DUMPSTER

16

TRANSFORMER LOCATION OVER CONCRETE PAD

17

LANDSCAPE AREA

18

6" CONCRETE CURB

19

EXISTING SCREEN FENCE

20

EXISTING SITE WALL

1

SITE PLAN KEYNOTES
N.T.S.

1

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POPEYES
LOUISIANA KITCHEN

NEW BUILDING
POPEYE'S
LOUISIANA KITCHEN
E PECOS ROAD
GILBERT, ARIZONA

design: RDO
drawn: JO
check: JDO

revisions:

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12821
RICHARD D. OEHLE
07/29/14
PHOENIX, ARIZONA, U.S.A.

EXPIRES 12/31/14

SHEET
SP100
of
PROJECT: A0490714

DR14-25: Popeyes Louisiana Kitchen
Exhibit 5 - Landscape

BOTANICAL NAMES
TREES:

PARKINSONIA PRAECOX PALO BREA 24" BOX (MATCHING)

SHRUBS:

ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	5 GAL
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
RUPELLIA PENINSULARIS	BAJA RUELLIA	5 GAL
LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL
TECOMA STANS 'GOLD STAR'	GOLD STAR 'TECOMA'	5 GAL
AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	5 GAL

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POPEYES
LOUISIANA KITCHEN

NEW BUILDING
POPEYE'S
LOUISIANA KITCHEN
E PECOS ROAD
GILBERT, ARIZONA

design: RDO
drawn: JO
check: JDO

revisions:

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of
PROJECT: A0490714



STATE ROUTE
202 SANTAN FREEWAY

0 10' 20' 40'
SCALE: 1" = 20'-0"

LANDSCAPE PLAN



2 PLANTING LEGEND

GROUND COVER:

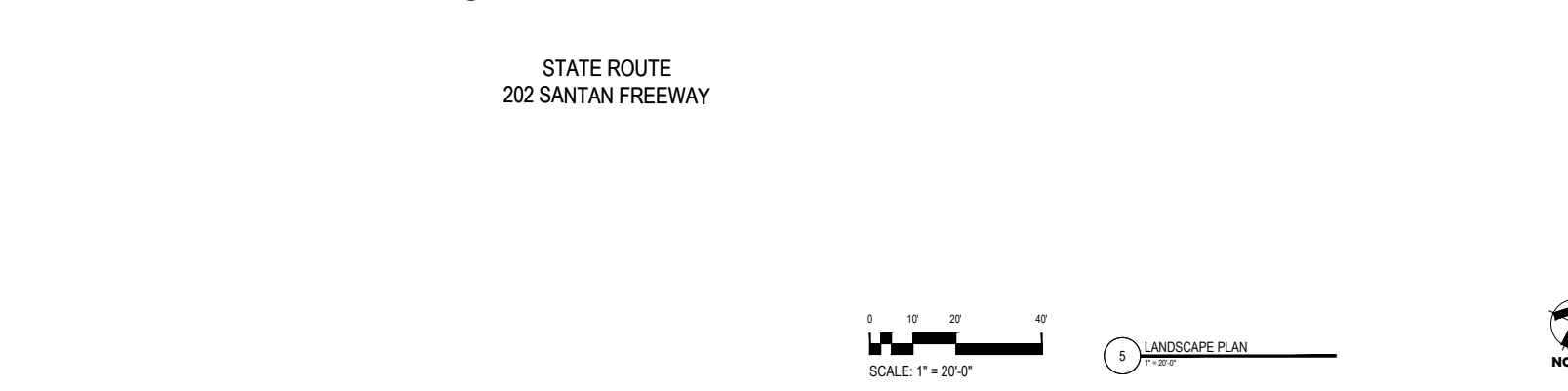
MATCH EXISTING DECOMPOSED GRANITE (DG) SIZE AND COLOR - 2" THICK LAYER ON ALL LANDSCAPE AREAS

ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 8'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION' SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.

1 LANDSCAPE GENERAL NOTES

- 1 AREA ASPHALT PAVING OVER 4" ABC - SLOPE @ 1% FROM HIGH TO EXISTING PAVING LINE
- 2 AREA ASPHALT PAVING IN DRIVE-THRU
- 3 PAINTED DIRECTION ARROWS - WHITE
- 4 PROPERTY LINE
- 5 ADA PARKING SPACES
- 6 ENTRY DRIVE THRU
- 7 EXIT DRIVE THRU
- 8 ADA ACCESSIBLE RAMP - 8" MAX. RISE - NO HANDRAIL REQUIRED
- 9 OUTDOOR SEATING WITH FIXED SHADE
- 10 INTEGRAL COLOR CONCRETE (SOLOMON COLORS -COLOR 750 SALMON WITH 2'-0" X 2'-0" SQUARE SAW CUT)
- 11 DRIVE THRU SIGNAGE
- 12 INTEGRAL COLOR CONCRETE (SOLOMON COLORS -COLOR 750 SALMON WITH 4'-0" X 4'-0" DIAGONAL SAW CUT)
- 13 GAS METER LOCATION
- 14 ADA ACCESSIBLE ROUTE - ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50. (ADAAG 4.3.3)
- 15 TRASH DUMPSTER
- 16 TRANSFORMER LOCATION OVER CONCRETE PAD
- 17 LANDSCAPE AREA
- 18 6" CONCRETE CURB
- 19 EXISTING SCREEN FENCE
- 20 EXISTING SITE WALL

17 LANDSCAPE PLAN KEYNOTES



2	PLANTING LEGEND
	<p data-bbox="2285 1537 2346 1553"><u>GROUND COVER:</u></p> <p data-bbox="2285 1563 2456 1580">MATCH EXISTING DECOMPOSED GRANITE (DG) SIZE A</p> <p data-bbox="2285 1616 2456 1696">ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A MINIMUM HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA LANDSCAPE SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE."</p>
1	LANDSCAPE GENERAL NOTES



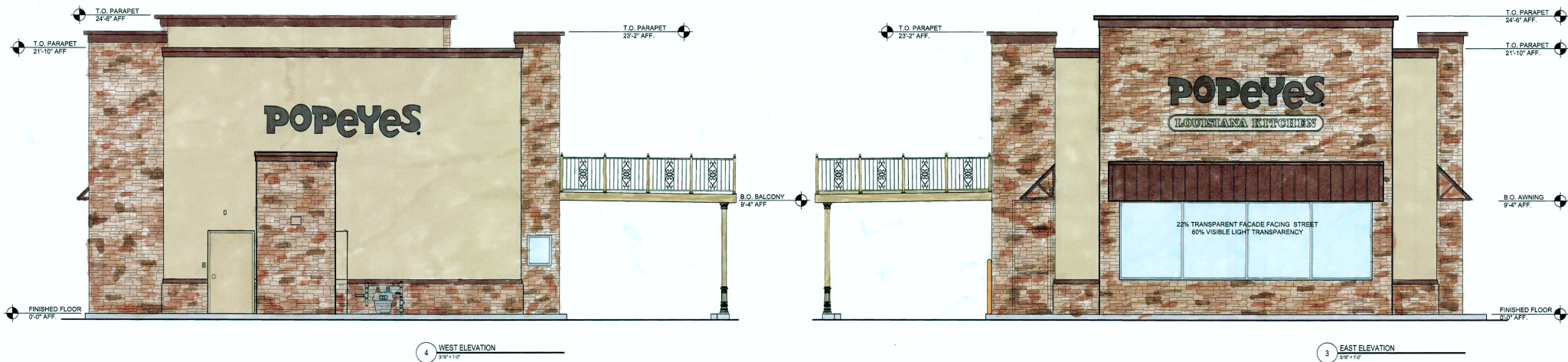
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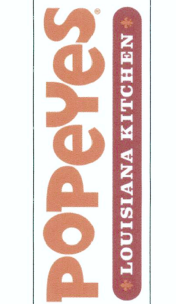
of

PROJECT: A0490714

DR14-25: Popeyes Louisiana Kitchen
Exhibit 7 - Elevations



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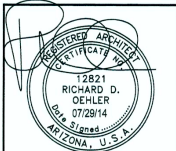


NEW BUILDING
POPEYE'S
LOUISIANA KITCHEN
E PECOS ROAD
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design: RDO
drawn: JO
check: JDO

revisions:

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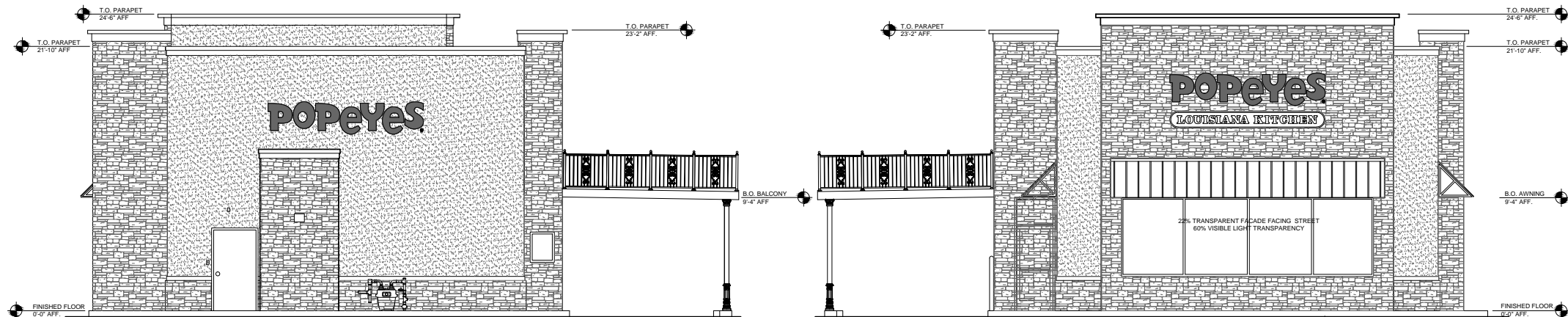
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of
PROJECT: A0490714



1 WEST ELEVATION
250' x 110'

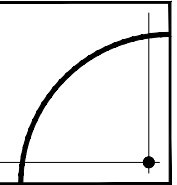


2 EAST ELEVATION
250' x 110'



4 WEST ELEVATION
250' x 110'

3 EAST ELEVATION
250' x 110'



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NEW BUILDING
POPEYE'S
LOUISIANA KITCHEN
E PECOS ROAD
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design: RDO
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revisions:

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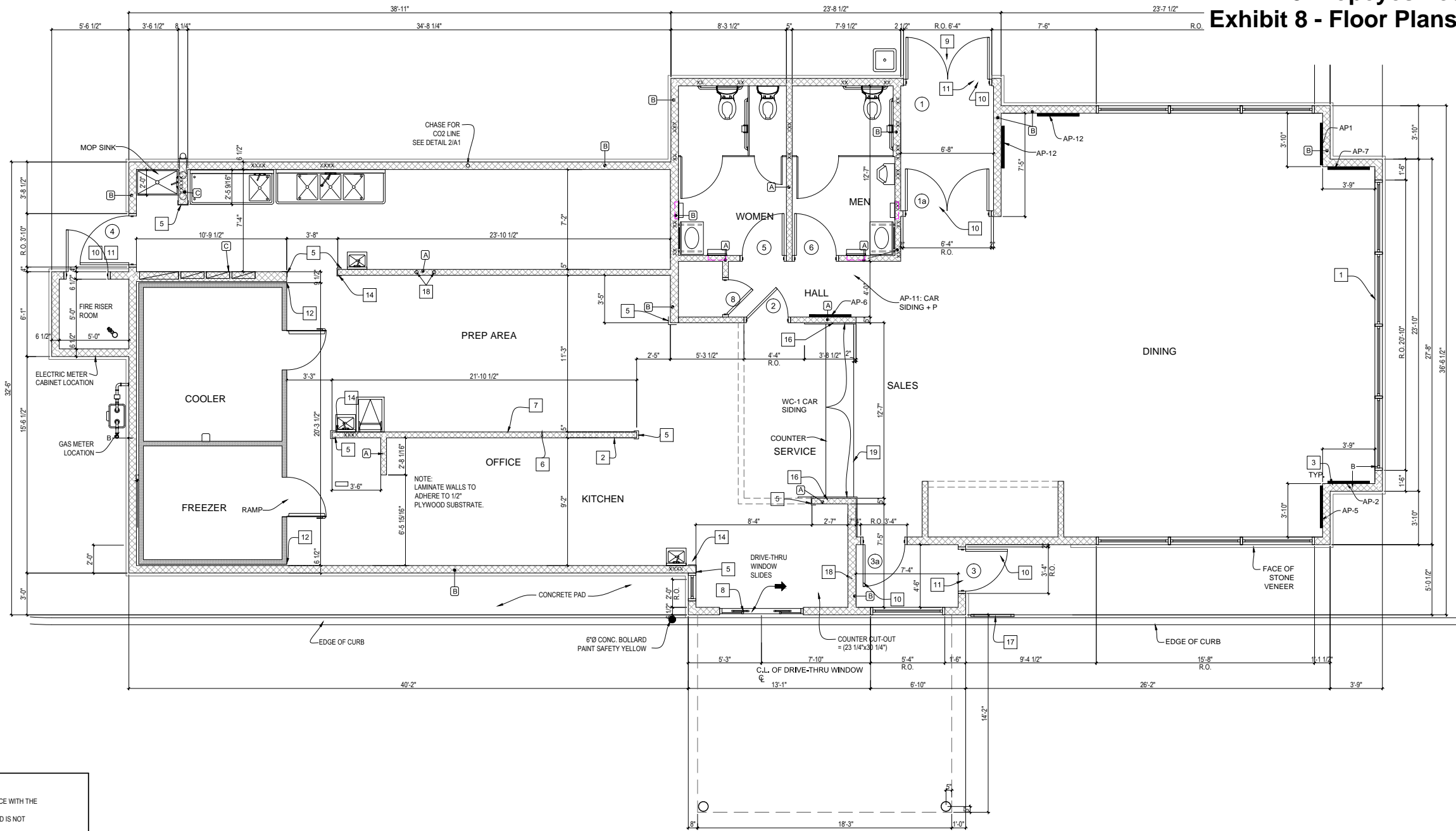
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A300

of
PROJECT: A0490714

DR14-25: Popeyes Louisiana Kitchen
Exhibit 8 - Floor Plans



- [A] 2X4 FRAMING @ 16" O.C.
[B] 2X6 FRAMING @ 24" O.C.
[C] 2X8 FRAMING @ 24" O.C.

1 DOOR NUMBER. SEE SHEET A-10 FOR DETAILS

DETAIL NUMBER
SHEET NUMBER
PLAN DETAIL

DETAIL NUMBER
SHEET NUMBER

SECTION DETAIL -
ARROW INDICATES DIRECTION OF VIEW

XXX DENOTES BLOCKING AS REQUIRED

18 FRAMING SYMBOLS

GYPSUM BOARD / EXTERIOR SHEATHING NOTES:

- EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD NAILED IN ACCORDANCE WITH THE STRUCTURAL NAILING SCHEDULE. REFER TO SHEETS S-4
- 1/2" GYPSUM BOARD TO BE INSTALLED ON ALL INTERIOR WALLS WHERE PLYWOOD IS NOT REQUIRED. ALL JOINTS ARE TO BE TAPED.
- GYPSUM BOARD SHALL BE TYPE "MM" IN ALL AREAS TO RECEIVE WALL TILE OR FRP PANELS.
- WALLS TO RECEIVE TILE BASE SHALL HAVE 1/2" USG "DURROCK" INSTALLED TO 18" AFF.

INSULATION NOTES:

- ALL EXTERIOR WALLS TO RECEIVE FIBERGLASS BATT INSULATION TO MATCH DEPTH OF WALL CAVITY.

KITCHEN WALL NOTES:

- PROVIDE 1/2" PLYWOOD FROM 1'-6" AFF TO 9'-6" AFF IN ALL KITCHEN WALLS.
- PROVIDE 1/2" PLYWOOD FROM FLOOR TO 3'-2" AFF AT INTERIOR TOILET ROOM WALLS.

DINING AREA NOTES:

- PLASTIC LAMINATE TO ADHERE TO 1/2" PLYWOOD SUBSTRATE. PLYWOOD FROM FINISH FLOOR TO 2'-10" AFF.
- VINYL WALL COVERING ON 1/2" GYPSUM BOARD.

BLOCKING NOTES:

- Indicates blocking required in wall for plumbing lines and restroom accessories. Blocking shall be fire retardant where required by code.
- CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURERS' CUT SHEETS AND LOCATING BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND INSTALLED BY OTHERS.

FRAMING NOTES:

- CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL, AND SOFFIT FRAMING. WHERE USED, METAL FRAMING TO BE 25 GA. UNLESS NOTED OTHERWISE (U.N.O.).
- REFER TO FRAMING NOTES FOR WALL SECTIONS.
- ALL INTERIOR WOOD FRAMING TO BE #2 SPRUCE, FIR OR WHITE PINE. WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RETARDANT YELLOW PINE. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
- ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
- ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O.
- ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

DIVISION 9: FINISHES

SECTION 9A: GYPSUM WALLBOARD

GENERAL PROVISIONS

- SCOPE: FURNISH AND INSTALL GYPSUM WALLBOARD AS A SUBSTRATE FOR OTHER FINISH MATERIALS ON ALL INTERIOR WALLS AND THE INTERIOR PORTIONS OF EXTERIOR WALLS. FURNISH AND INSTALL GYPSUM BOARD SUSPENDED CEILING WITH HANGERS AND SUPPORTS.

1. MATERIALS

- MATERIAL NAMES ARE BASED ON A NATIONAL GYPSUM GOLD BOND STA-SMOOTH BEVEL EDGE SYSTEM. USE GOLD BOND OR EQUAL SYSTEM BY U.S. GYPSUM.

WALLS (EXCEPT WHERE NOTED): 1/2" STA-SMOOTH GYPSUM WALLBOARD
WALLS WHERE NOTED: 1/2" THICK TAPERED EDGE MR (MOISTURE RESISTANT) GYPSUM WALLBOARD

DROPPED CEILING WHERE NOTED: 1/2" STA-SMOOTH GYPSUM WALLBOARD
FIRE RATED WHERE NOTED OR REQUIRED BY CODE: 5/8" FIRE SHIELD (GYPSUM WALLBOARD)

2. FASTENERS:

- AWB-54 1'-5/8" LONG ANNULAR RING SHANK NAILS MEETING THE REQUIREMENTS OF ASTM C-380.
- 1'-1/4" LONG TYPE-W DRYWALL SCREWS TO WOOD STUDS.
- 1'-1/4" LONG TYPE-S DRYWALL SCREWS TO INTERIOR METAL STUDS.
- 1'-1/4" LONG TYPE-S12 CORROSION RESISTANT SCREWS FOR EXTERIOR GYPSUM SHEATHING TO METAL STUDS.

E. JOINT TREATMENT COMPOUND SHALL BE READY MIXED. JOINT TAPE SHALL BE CROSS FIBERED, PERFORATED, FEATHER EDGED. CORNER BEADS SHALL BE GALVANIZED STEEL ROLL-FORMED U-SHAPED CHANNELS.

F. HANGERS AND SUPPORTS: 2X4 WOOD FRAMING. SUBSTITUTION: FOR STEEL TRUSS BUILDINGS 1'-1/2" CARRYING CHANNELS, 3/4" FURRING CHANNELS, 8 GAGE HANGER WIRES, 16 GAGE TIE WIRES, AND 1" TYPE S SCREWS.

PERFORMANCE

1. INSTALLATION

- CUTTING WALLBOARD: GYPSUM WALLBOARD SHALL BE CUT BY SCORING AND BREAKING, OR BY SAWING, WORKING FROM THE FACE SIDE. WHERE BOARD MEETS PROJECTING SURFACES, IT SHALL BE SCRIBED NEATLY.
- INSTALLING WALLBOARD: GYPSUM WALLBOARD SHALL BE APPLIED AT RIGHT ANGLES TO FRAMING MEMBERS. BOARDS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED SO THAT AN ABSOLUTE MINIMUM NUMBER OF END JOINTS OCCUR. WALLBOARD JOINTS AT OPENINGS SHALL BE LOCATED SO THAT NO END JOINT SHALL ALIGN WITH EDGES OF OPENINGS. END JOINTS SHALL BE STAGGERED.
- FASTENING WALLBOARD: ATTACH WITH SCREWS OR NAILS SPACED APPROXIMATELY 8" o.c. THE NAILS SHALL BE DRIVEN HOME WITH THE HEAD SLIGHTLY BELOW THE SURFACE OF THE BOARD IN A Dimple FORMED BY THE DRIVING TOOL.
- FASTENING EXTERIOR GYPSUM SHEATHING: ATTACH TO METAL STUDS WITH SCREWS @ 12" o.c. WITH HEAD FLUSH WITH SURFACE.
- JOINTS FINISHING: JOINT COMPOUND, QUICK-TREAT, AND TOPPING COMPOUND SHALL BE APPLIED IN ACCORDANCE WITH PRINTED INSTRUCTIONS CONTAINED IN THE PACKAGE. A UNIFORMLY THIN LAYER OF JOINT COMPOUND SHALL BE APPLIED OVER THE JOINT UNDER THE TAPE TO PROVIDE PROPER BOND. CEILING AND WALL ANGLES AND INSIDE CORNER ANGLES SHALL BE REINFORCED WITH THE TAPE FOLDED TO CONFORM TO THE ANGLE AND EMBEDDED IN THE COMPOUND. AFTER THE COMPOUND IS THOROUGHLY DRY, APPROXIMATELY TWENTY FOUR (24) HOURS FOR REGULAR COMPOUND, 2-1/2 HOURS FOR QUICK-TREAT, THE TAPE SHALL BE COVERED WITH A COAT OF JOINT COMPOUND OR TOPPING COMPOUND SPREAD OVER THE TAPE APPROXIMATELY 3" ON EACH SIDE OF TAPE, AND FEATHERED OUT AT THE EDGE. AFTER THOROUGHLY DRY, APPLY ANOTHER CROWN OVER JOINTS. THIS COAT SHALL BE SMOOTH AND THE EDGES FEATHERED APPROXIMATELY 3" BEYOND THE PRECEDING COAT. ALLOW EACH APPLICATION OF COMPOUND TO JOINTS AND NAIL HEADS TO DRY, THEN SAND IF NECESSARY. ALL WALLBOARD AND TREATED AREAS SHALL BE SMOOTH AND READY FOR PAINTING OR WALLCOVERING.

9 SPECIFICATIONS

NOTE:
LOCKNET DOOR
ROUGH OPENING:
46 1/2" x 86 1/4"

2 FLOOR PLAN
1/8" = 1'-0"

- DIMENSIONS ARE SHOWN:
1) EXTERIOR WALLS: FROM INTERIOR FACE OF GYPSUM BOARD TO THE EXTERIOR FACE OF PLYWOOD.
2) INTERIOR WALLS: FROM THE FACE OF FINISH WALL TO THE FACE OF FINISH WALL, U.N.O.
- INSTALL 3'-0" W X 8'-0" H X 18 GA STAINLESS STEEL PANEL BEHIND OVENS. REFER TO INTERIOR KITCHEN ELEVATIONS AND EQUIPMENT PLAN FOR EXACT LOCATION.
- ALL GYPSUM BOARD BELOW FINISHED CEILING HEIGHT IS TO BE PREPARED FOR PAINTING OR WALLCOVERING AS INDICATED ON INTERIOR ELEVATIONS AND FINISH SCHEDULE. SEE GEN. CONSTR. NOTES FOR DINING AREA
- DIVIDER WALL- FURNISHED WITH SEATING PACKAGE
- GENERAL CONTRACTOR (G.C.) TO PROVIDE 2"x2"x4'-0" HIGH CORNER GUARDS ON ALL OUTSIDE CORNERS @ KITCHEN WALL, PROVIDE COMPLETE WRAP ON END WALLS- SEE DETAIL 2-A2.
- HOOD WALL TO BE CONSTRUCTED WITH 3-5/8" 16 GAUGE (GA.) METAL STUDS AT 24" o.c. AND 1/2" DURAROCK ON HOOD WALL SIDE.
- G.C. TO INSTALL 18 GA. STAINLESS STEEL PANELS ON WALL. REFER TO MECHANICAL HOOD DRAWINGS FOR PANEL SIZES.
- ELECTRIC DRIVE-THRU WINDOW SHOWN. G.C. TO PROVIDE JUNCTION BOX UNDERNEATH THE WINDOW. VERIFY REQUIRED ROUGH-IN AND ELECT. REQUIREMENTS W/MANUF. DRAWINGS.
- HANDICAP ACCESS TO BUILDING IS DESIGNED ACCORDING TO APPLICABLE CODE. G.C. TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FIELD CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.

- ALL DOORS SHALL BE ABLE TO BE OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY. SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE SHOWN ON THE LIGHTING PLAN.
- PROVIDE STAINLESS STEEL ENCLOSURE AT WALK-IN FREEZER AND COOLER CORNERS. SEE DETAILS SHEET A13.
- ALL GLAZING WITHIN A 24" ARC OF DOORS WHOSE BOTTOM IS LESS THAN 60" ABOVE THE FLOOR AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED, OR ACRYLIC PLASTIC SHEET.
- PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY OTHERS ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- PROVIDE 1/2" PLYWOOD SHEATHING AT (3) PLYWOOD SHELVES AS DIMENSIONED ON ELEVATION 4/A8.
- SOLID SURFACE SPLASH GUARD.
- GUARDRAIL, SEE DETAIL 3/A2.
- SEE P1 SHEET FOR SODA LINE CHASES.
- WOOD HEADER ABOVE COUNTER STAINED TO MATCH CR-1 (SERVES AS BOUNDARY FOR CEILING CHANGE BETWEEN KITCHEN AND DINING).
- CERAMIC WALL TILE IF REQUIRED BY LOCAL CODE. COORDINATE WITH CORPORATE.

1 CONSTRUCTION KEYNOTES

17 GENERAL CONSTRUCTION NOTES

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POPEYES
LOUISIANA KITCHEN

NEW BUILDING
POPEYE'S
LOUISIANA KITCHEN
E PECOS ROAD
GILBERT, ARIZONA

design: RDO
drawn: JO
check: JDO

revisions:

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EXPIRES 12/31/15
date: 08/25/14

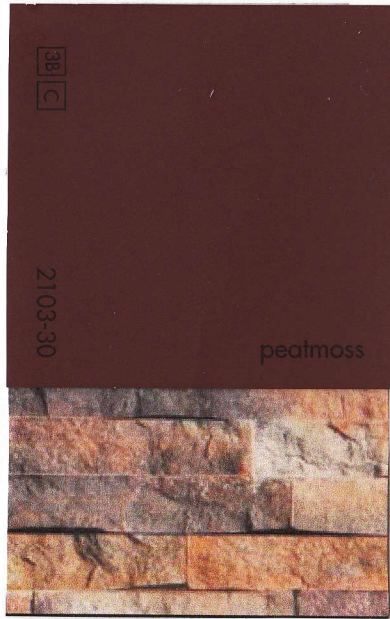
SHEET

A100

PROJECT: A0490614

DR14-25: Popeyes Louisiana Kitchen Exhibit 9 - Colors and Materials

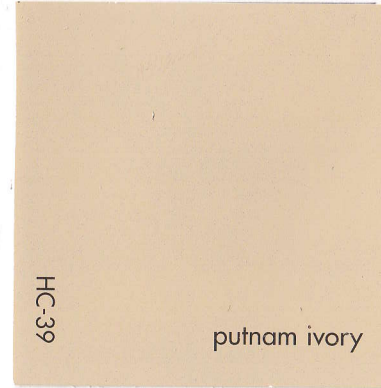
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BENJAMIN MOORE 2103-30 PEATMOSS



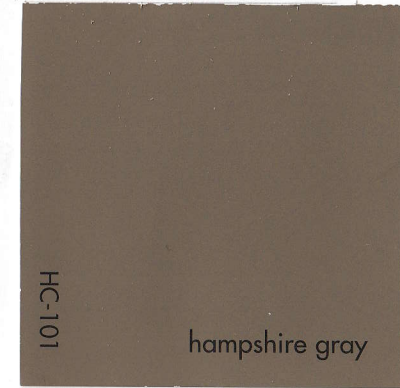
- 2 COLOR 2 WINDOWS & DOORS
CLEAR ANODIZED ALUMINUM



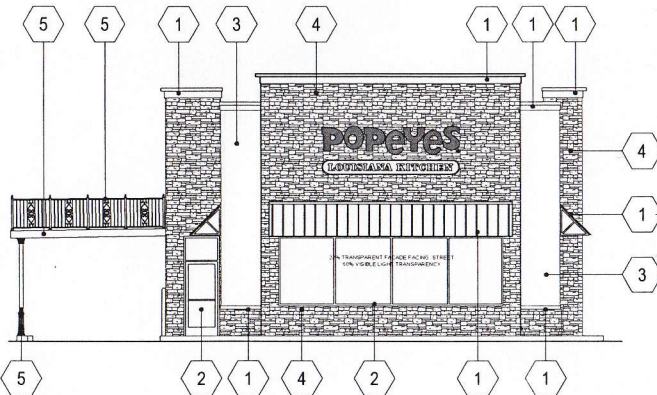
- 3 COLOR 3 STUCCO (FIELD OF BUILDING)
BENJAMIN MOORE HC-39 PUTNAM IVORY



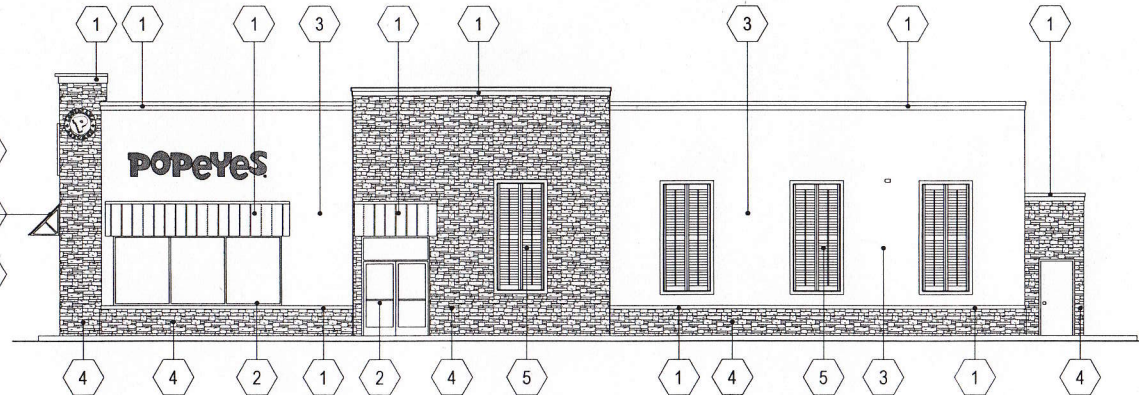
- 5 COLOR 5 SHUTTERS & DRIVE CANOPY
BENJAMIN MOORE HC-101 HAMPSHIRE GRAY



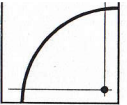
- 4 COLOR 4 FAUX STONE CORONADO STONE -
CASCADE MTN. FOUR RIVERS



3 EAST ELEVATION
N.T.S.



2 EAST ELEVATION
N.T.S.



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NEW BUILDING
POPEYE'S
LOUISIANA KITCHEN
E PECOS ROAD
GILBERT, ARIZONA

design: RDO
drawn: JO
check: JDO

revisions:

DATE: 07/29/14
BY: RICHARD D. GILBERT
PROJECT: AO490714

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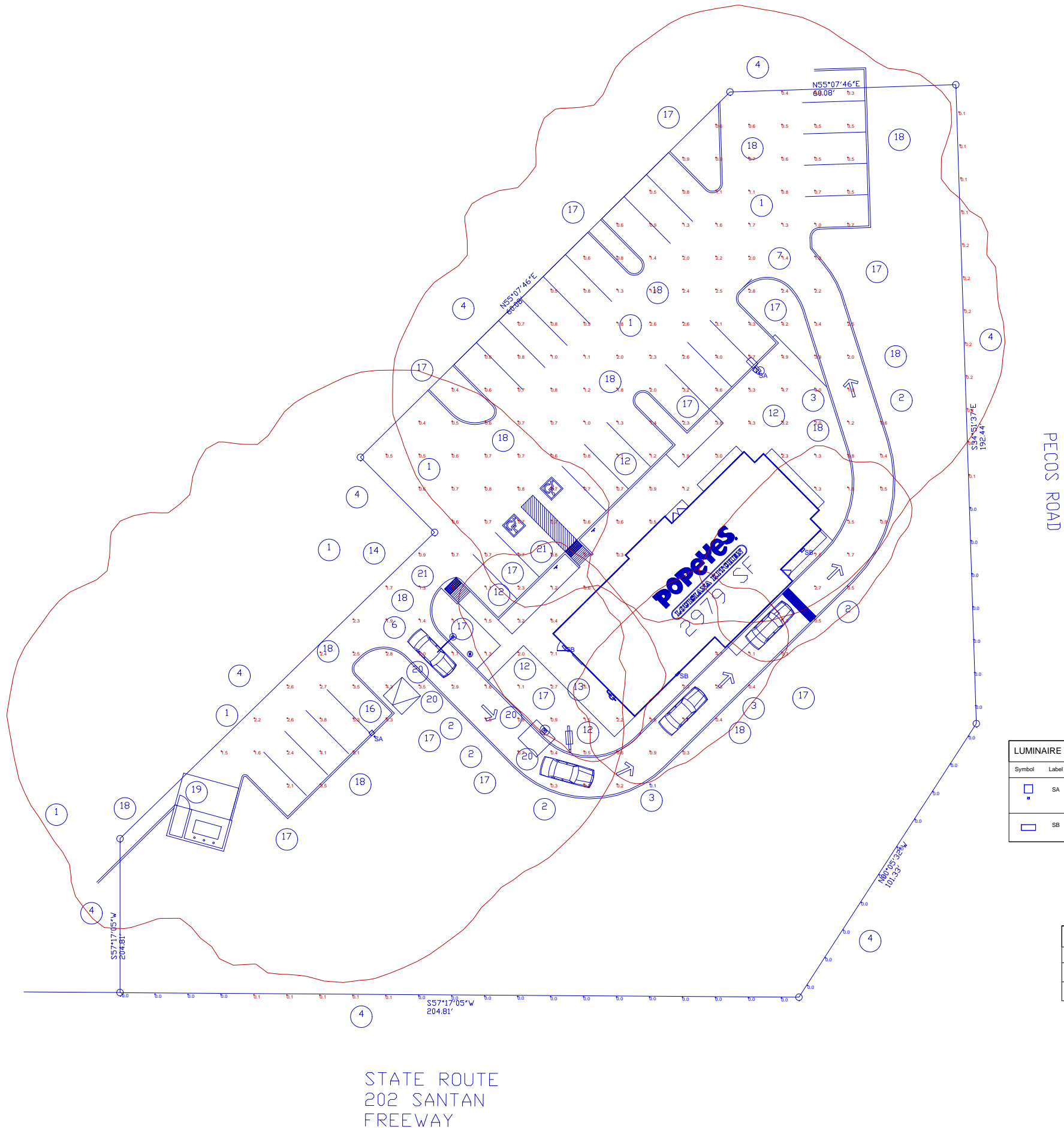
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DR14-25: Popeyes Louisiana Kitchen
Exhibit 10 - Lighting



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SA	2	LITHONIA MR2 400M SR4W SSS22.5	FULL CUTOFF AREA LIGHT MOUNTED AT 25 FT AFG	ONE 400-WATT CLEAR BT-28 PULSE START METAL HALIDE LAMP HORIZONTAL POSITION	MR2_400M_S R4W_(PULSE _START).ies	42000	0.81	456
	SB	3	LITHONIA MRW 100M WT	FULL CUTOFF WALL MOUNT AT 10 FT AFG	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	MRW_100M_ WT.ies	8500	0.81	140

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE FC	+	1.7 fc	7.5 fc	0.1 fc	75.0:1	17.0:1
property line calculation	+	0.0 fc	0.2 fc	0.0 fc	N / A	N / A

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